

**CITY OF BRIGHTON
PLANNING COMMISSION
MINUTES**

September 13, 2016

Approved as presented

I. CALL TO ORDER

Chairman Johnston called the meeting to order at 6:09 p.m.

II. ROLL CALL

Roll call was taken with the following Commissioners in attendance: Matt Johnston, Archie Demarest and Chris Maslanik.

Alternate, Kevin Baird was also present and was seated as a voting member.

Fidel Balderas was excused from attendance.

Philip Covarrubias was not present.

Chair announced that Farid Jalil has resigned from the Planning Commission.

STAFF PRESENT: Jason Bradford, Planning Manager; Mike Tylka, Associate Planner, Michael Ellsberry, Development Engineer; Casey Ballard, Development Engineer I; Christopher Ernst, City Counsel; Diane Phin, Commission Secretary.

III. MINUTES OF PREVIOUS MEETINGS

Minutes from the July 12, 2016 regular Planning Commission meeting were approved as presented.

Motion by Commissioner Maslanik

Second by Commissioner Demarest

Voting Aye: All Present

IV. PUBLIC INVITED TO BE HEARD ON ITEMS NOT ON THE AGENDA

None recognized

V. PUBLIC HEARING ITEMS

1. Bromley Interchange Subdivision - Preliminary Plat – Michael Tylka presenting

Chair invited Staff to present, summarized:

Mr. Tylka entered the staff report into public record and presented the item as outlined in the staff report. He confirmed legal publication and posting were completed for this hearing. Mr. Tetzlaff stood ready for questions.

Chair called for questions from Commission to Staff, summarized:

- Commission inquired about Bromley Lane and the Frontage Road public improvements. Staff stated that improvements were made when Transwest was being constructed. Bromley lane was widened from the frontage road east towards the railroad. In addition, the owner of this site made some improvements to Bromley Lane on the south side by his property entrance.
- Staff said the traffic impact statement is acceptable. Staff also confirmed that Transwest has fulfilled its obligations on public improvements.

Chair invited the Applicant to address Commission, summarized:

Mick Leigh, Property Owner, 4644 Haystack Lane, Brighton, CO 80601

Mr. Leigh thanked the City's staff for working with him through the years to make this site ready for development. He complimented the City's staff with very high regard. He says he thinks they have a good user, a good plan and asks Commission to approve the preliminary plat.

Josh Erramouspe, Engineering Consultant, Ollsen Associates, 5285 McWhinney Blvd., Loveland, CO 80537

Mr. Erramouspe stated he did not have more to add to the presentation. He stood ready for questions.

Chair called for questions from Commission to the Applicant, summarized:

- Commission asked where the access to the property is. Mr. Erramouspe explained it is on the south side of Bromley Lane, west of the railroad track and it runs parallel with the railroad track.
- Mr. Leigh clarified the city is in no way involved in the negotiations for recovery fees for installation of the utilities, as that is done by the landowner. The city did require that his entrance be in line with Transwest.
- Mr. Erramouspe stated they are currently working with Beebe Draw on a drainage plan. He hopes to have a finalized plan from them within two weeks, before the final plat is completed.
- Commission pointed out that traffic backs up during the peak hours at this intersection. Mr. Erramouspe stated the extension of the eastbound right turn lane off of Bromley will be improved. He also said Bromley is wide enough to add new striping to create a westbound left turn lane into the site. Both of these improvements should help with the traffic flow.

Chair called for the public to address Commission as Proponents and/or Opponents to this application, summarized:

Ed Smith, Resident, Proponent, 2080 E 152nd Avenue, Brighton, CO 80601

Mr. Smith said that he saw the dirt being hauled into the site before engineering was done. He asked if the dirt was engineered to be backfilled before it was hauled in. Mr. Erramouspe stated they had their geotechnical engineers bore the site beforehand and they did not find anything unusual. There will be some grading done, and they are re-compacting the soil to specifications. Mr. Leigh clarified he was the owner of the site prior to the Transwest construction and no soils were taken from their site and put on his.

Chair closed the public portion at 6:45 p.m.

Chair re-iterated to the Commissioners that with the addition of a new business, there could be added traffic issues. He also wanted to thank City staff again for all of their hard work.

Motion to forward to City Council with a recommendation of approval/denial for the application of the Bromley Interchange Subdivision, Preliminary Plat, subject to the following conditions:

1. Prior to any further review or approval by the City, the Applicant shall first obtain approval of a phased area master drainage plan for the Property, from the South Beebe Draw Metropolitan District; and

2. Prior to any further review or approval by the City, the Applicant shall cause the Property to be included within the appropriate Bromley Park Metropolitan District, if and as, and to the extent required by, the South Beebe Draw Metropolitan District.

Motion by Commissioner Maslanik

Second by Commissioner Baird

Voting Aye: All Present

VI. OLD BUSINESS

None

VII. NEW BUSINESS

Discussion ensued on future meeting dates for study sessions. It was agreed by all that the first study session will be on October 11, 2016. Counsel and staff will continue the discussion that was not finished at the last training. Commissioner Baird had previously e-mailed some topic ideas that he would like to discuss at a study session meeting. Mr. Bradford stated there will be some in-depth research needed to be done by staff on these questions and they will certainly attempt to be ready by the October date. It was confirmed that Commission will be meeting every second Tuesday of the month from now on. It will be determined if it will be a public hearing or a study session, depending on any agenda items that may be scheduled.

There will not be any meeting on Election Day which is November 8th, 2016.

Chair asked the Commissioners to wear their name badges into the building so the receptionist can be aware that they are Planning Commissioners and will not need a visitors pass.

The Commissioners expressed that they are approached by the public on stories they have read or heard and would like to have correct information on developments in the city in order to respond to their questions. Staff said the City Council Study Session has the local press attend their meetings and sometimes they print stories before we would like them to. Commission secretary suggested that she could send the link to a development report the Planners update monthly and is posted on the website. This report shows accurate and current commercial, industrial and residential activity. The Commission agreed that they would appreciate having this sent to them.

Discussion on possibly seating two Youth Commissioners will be on the next agenda.

VIII. REPORTS

None

IX. ADJOURNMENT

Motion to adjourn at 7:14 p.m.

Motion by Commissioner Maslanik

Second by Commissioner Baird

Voting Aye: All Present